

The Wethersfield Historic District Commission held a Public Hearing on June 28, 2011 at the Wethersfield Town Hall, Town Manager's Conference Room – First Floor, 505 Silas Deane Highway, Wethersfield, Connecticut.

Members Present: Robert Garrey, Chairperson
John Maycock, Vice Chairperson
Gary McLeod, Clerk
Michael Rell
Bette Botticello
Mark Raymond, Alternate
Lisa Wurzer, Alternate

Members Absent: Susan Gillanders, Alternate

Also Present: Kristin Stearley, Historic District Coordinator
Linda Messina, Recording Secretary

Commissioner Garrey called the meeting to order at 7:30 PM, and read the opening comments. Commissioner McLeod, Clerk, read the Legal Notice as it appeared in the *Rare Reminder* on June 16, 2011.

APPLICATION NO. 3949-11. Cindy Kuse and John Scanlon seeking to construct an 80 sq. ft. second story dormer on the side of the house at 3 Avalon Place.

Gary Vivian, 43 Old Pewter Lane, appeared before the Commission. They would like to add approximately 80 square feet to the footprint of the house. It will have a dormer look and will be above the three season porch area on the second floor. They will keep the same detailing on the roof line. They will match the existing siding. On the east elevation, they will have a pair of awning windows that will look like the casement windows in the dormers that were added previously. The window trim will match existing. They will use Anderson 400 Series vinyl clad windows.

Commissioner Garrey asked whether there was anyone wishing to speak in favor or in opposition to this application.

Helena Reilly, One Avalon Place, asked questions about the application.

Commissioner Garrey asked whether there was anyone wishing to speak in favor or in opposition to this application. There being no one, this portion of the hearing was declared closed.

APPLICATION NO. 3950-11. John Petruck seeking to construct a 2' x 35' field stone wall at 62 Center Street.

John Petruck, 62 Center Street, appeared before the Commission. He would like to add a 2' x 35' brick wall at the front of the house. He wants to begin the wall at the same level as the second step from the top of the stairway to the front door and continue the brickwork over to the end of the house and then tie it back in. He will use a bluestone cap to match the treads on the stairs. The wall will extend out from the house approximately 62".

Commissioner Garrey asked whether there was anyone wishing to speak in favor or in opposition to this application. There being no one, this portion of the hearing was declared closed.

APPLICATION NO. 3951-11. Patricia and Chris Carroll seeking to install one (1) door and two (2) window canvas awnings at 34 Chesterfield Road.

Chris Carroll, 34 Chesterfield Road, appeared before the Commission. Hewould like to install one door and two window canvas awnings. There are two upper 2nd floor bedrooms on the west side of the house and a door on the rear of the house (which faces east) where he would like to install awnings. The awnings are either solid green or have stripes and a scalloped edge. The color is forest green. The awnings are removable for the winter months. There will be three exposed aluminum brackets when the awnings are removed. The brackets can be painted white.

Commissioner Garrey asked whether there was anyone wishing to speak in favor or in opposition to this application. There being no one, this portion of the hearing was declared closed.

APPLICATION NO. 3933-11. Donna and Joseph Duffy seeking to install replacement windows at 27 Lincoln Road (Left open at the May 24, 2011 meeting. The last date to act is June 28, 2011.)

Applicant not present.

APPLICATION NO. 3943-11. Paula Rubinow seeking to construct a handicap access ramp, stairs and wrought iron railings at 271 Main Street. (Tabled from the June 14, 2011 meeting. The last date to act is July 26, 2011.)

Paula Rubinow, 271 Main Street, and Roger Rubinow, 1150 South Main Street, Middletown, appeared before the Commission. The landing on the current constructed concrete ramp is not wide enough to meet code. The builder would like meet code by adding an additional 8" to the ramp by installing approximated 4" of brick and 4" of additional concrete to tie in to the existing ramp. They would like to face the visible area with stone veneer and then install wrought iron railings which will match the current railings at the front of the house. A door has been added to the addition on the side which faces the street. This door was added after a change of use for the addition was granted by another commission and was necessary to meet code requirements. The door currently has concrete steps with a landing. They would like to use one wrought iron railing to match the current railings at the front of the house and would like to veneer the visible area with stone to match the veneer on the ramp.

A second option for the ramp would be to remove the concrete ramp and build a wooden ramp. They would use pressure treated wood with turned balusters to match the front posts, with toe kicks, and boxed wood lattice underneath the ramp.

Commissioner Garrey asked whether there was anyone wishing to speak in favor or in opposition to this application. There being no one, this portion of the hearing was declared closed.

APPLICATION NO. 3946-11. Anthony and Judith Forte seeking to install replacement windows at 52 Church Street. (Tabled from the June 14, 2011 meeting. The last date to act is July 26, 2011.)

Anthony and Judith Forte, 52 Church Street, and Brian Levesque, American Painting & Home Improvement, 119 State Street, Wethersfield, appeared before the Commission. They would like to replace all 22 windows in the house. They would like to use Harvey Tribute white windows with grids on the inside and outside. They will match the existing grid pattern. They will use either a full or half screen. They will remove existing storm windows. The trim and sills will be wrapped with white aluminum.

Commissioner Garrey asked whether there was anyone wishing to speak in favor or in opposition to this application. There being no one, this portion of the hearing was declared closed.

APPLICATION NO. 3955-11. Paula Rubinow seeking to amend application number 3880-10 to add a door to the addition for egress to comply with code regulations at 271 Main Street.

Paula Rubinow, 271 Main Street, and Roger Rubinow, 1150 South Main Street, Middletown, appeared before the Commission. They have added a door on the side of the new addition facing the street to meet code regulations for egress after obtaining a change of use for the addition from another commission. It is a fiberglass nine light door. It matches the door on the side of the new addition which faces the rear of the property.

Commissioner Garrey asked whether there was anyone wishing to speak in favor or in opposition to this application. There being no one, this portion of the hearing was declared closed.

Upon motion by Commissioner Maycock seconded by Commissioner Botticello, and a poll of the Commission, it was voted to close the public hearing on all other applications and open the public meeting.

Aye: Garrey, Maycock, McLeod, Rell, Botticello

APPLICATION NO. 3949-11. Cindy Kuse and John Scanlon seeking to construct an 80 sq. ft. second story dormer on the side of the house at 3 Avalon Place.

Upon motion by Commissioner Maycock, seconded by Commissioner Botticello a poll of the Commission, it was voted to APPROVE the application as submitted.

Discussion

Commissioner Maycock stated that this is a nice easy application. It was nice to see the details.

Commissioner Garrey stated that the addition does a nice job of balancing out the house.

Aye: Garrey, Maycock, McLeod, Rell, Botticello

APPLICATION NO. 3950-11. John Petruck seeking to construct a 2' x 35' field stone wall at 62 Center Street.

Upon motion by Commissioner Garrey, seconded by Commissioner Maycock and a poll of the Commission, it was voted to APPROVE the application as submitted.

Discussion

Commissioner Maycock stated that he's not crazy about a wall. He's not opposed to the field stone, but brick will look too uniform and squared off.

Commissioner Garrey stated that this is going to be a planter wall and it will be tied in to the uniformity of the stairs. If it's a raised bed, it would be fine.

Commissioner Raymond stated that he likes the brick choice.

Commissioner Rell stated that a 2' brick wall is a large surface area that you would see. He doesn't know if the planting would go all the way up top. Would it look like a hole between the house and the wall?

Aye: Garrey, Maycock, McLeod, Rell, Botticello

APPLICATION NO. 3951-11. Patricia and Chris Carroll seeking to install one (1) door and two (2) window canvas awnings at 34 Chesterfield Road.

Upon motion by Commissioner Maycock, seconded by Commissioner McLeod and a poll of the Commission, it was voted to APPROVE the application as submitted.

Discussion

Commissioner Garrey stated that these are pretty awnings as far as awnings go.

Commissioner Raymond stated that he likes uniformity.

Aye: Garrey, Maycock, McLeod, Rell

Abstain: Botticello

APPLICATION NO. 3933-11. Donna and Joseph Duffy seeking to install replacement windows at 27 Lincoln Road (Left open at the May 24, 2011 meeting. The last date to act is June 28, 2011.)

Upon motion by Commissioner Garrey, seconded by Commissioner Maycock and a poll of the Commission, it was voted to DENY the application without prejudice.

Discussion

None.

Aye: Garrey, Maycock, McLeod, Rell, Botticello

APPLICATION NO. 3943-11. Paula Rubinow seeking to construct a handicap access ramp, stairs and wrought iron railings at 271 Main Street. (Tabled from the June 14, 2011 meeting. The last date to act is July 26, 2011.)

Upon motion by Commissioner Garrey, seconded by Commissioner McLeod and a poll of the Commission, it was voted to APPROVE the application with the following stipulations:

1. The concrete ramp and concrete stairs shall be removed.
2. The stairs shall be constructed of wood with wood turned balusters and wood rails to match those at the front of the building.
3. The stair treads and landing will be wood tongue and groove to match the front porch.
4. The lattice skirts on the stairs shall be constructed of wood and picture framed.
5. The ramp shall be constructed of wood with wood turned balusters and wood rails to match those at the front of the building.
6. The ramp treads and landing shall be wood tongue and groove to match the front porch.
7. The lattice skirts on the ramp shall be constructed of wood and picture framed.
8. All posts shall be constructed of wood and shall be square and all wood rails shall have a toe kick.
9. The ramp shall be constructed in the design submitted which shall have the ramp turning 90 degrees from the landing towards the north and again turn another 90 degrees towards the end of the ramp.

Discussion

Commissioner Maycock stated that he doesn't like concrete there. They knew that they had to come in for those types of amendments and didn't until after the work was done.

Commissioner Botticello stated that everything that they've done has not been approved and everything that has been approved has been done differently.

Commissioner Garrey stated that this isn't going to be a really high wood ramp.

Commissioner McLeod stated that the wood steps are definitely an improvement and will look much better.

Commissioner Rell stated that he is opposed to the process of submitting the original application, the addendum, an additional addendum, and then a new application to fix the work that's already been done. It's kind of going around the Commission and the Commission is getting it second hand through the Building Inspector. He is also opposed to the ramp being a straight ramp that leads to the garage.

Aye: Garrey, Maycock, McLeod

Nay: Rell, Botticello

APPLICATION NO. 3946-11. Anthony and Judith Forte seeking to install replacement windows at 52 Church Street. (Tabled from the June 14, 2011 meeting. The last date to act is July 26, 2011.)

Upon motion by Commissioner Garrey, seconded by Commissioner Rell and a poll of the Commission, it was voted to APPROVE the application with the following stipulations:

1. The windows shall be replaced with Harvey Tribute simulated divided light windows in white with the muntins permanently affixed to the interior and exterior to match the existing light pattern.
2. The screens shall be half screens.
3. The trim shall be wrapped in aluminum to match the existing trim.

Discussion

Commissioner Raymond stated that in Old Wethersfield, vinyl windows should not be allowed.

Commissioner Garrey stated that these windows have been approved before in the District. He is happy that they are keeping the unique light pattern.

Aye: Garrey, Maycock, McLeod

Nay: Rell, Botticello

APPLICATION NO. 3955-11. Paula Rubinow seeking to amend application number 3880-10 to add a door to the addition for egress to comply with code regulations at 271 Main Street.

Upon motion by Commissioner Maycock, seconded by Commissioner McLeod and a poll of the Commission, it was voted to APPROVE the application with the following stipulation:

1. Replace the existing door with a wood door to match the doors on the retail space with the same light pattern and design.

Discussion

Commissioner Maycock stated that the door that is there right now is not one that the Commission approved. The door is very visible and it should be wood to match.

Aye: Garrey, Maycock, McLeod, Rell, Botticello

MINUTES OF JUNE 14, 2011

Upon motion by Commissioner Maycock, seconded by Commissioner Rell and a poll of the Commission, it was voted to APPROVE the minutes of the June 14, 2011 meeting as submitted.

Aye: Garrey, Maycock, McLeod, Rell

Abstain: Botticello

OTHER BUSINESS

PRE-APPLICATION HEARING - Paul and Clare Meade of 373 Main Street seeking to demolish and reconstruct the barn.

Paul Meade of 373 Main Street appeared before the Commission. The barn suffered damage from the snow this winter and the roof collapsed. He would like to replicate the barn. He will try to fix and reuse the existing windows. He will use Brosco wood windows with true divided light if the current windows cannot be repaired. The new building will be built on the same footprint as the existing and will be 44' x 24'. The roofing will match what is on the house. He will duplicate the access door on the 2nd floor. The east side will have two gate doors with board siding. He will use original hardware as much as possible.

Public comments on general matters of the Historic District

None.

Report of the Historic District Coordinator

Kristin Stearley has changed her hours for the summer. She will be working on Tuesdays and Wednesdays until Labor Day.

The entire Commission extended a big "thank you" to Commissioner McLeod for his years of service.

Correspondence

None.

ADJOURNMENT

Upon motion by Commissioner Maycock, seconded by Commissioner Botticello and a poll of the Commission, it was voted to ADJOURN the meeting at 9:10 PM.

Aye: Garrey, Maycock, McLeod, Rell, Botticello

Respectfully Submitted

TOWN OF WETHERSFIELD
HISTORIC DISTRICT COMMISSION

Gary McLeod
Clerk